

## FOURTH SCHEDULE

Category of House (1)	Amount of grant payable by local authority (2)	Sum payable by Ministry to local authority (3)
	£	£
In the case of a house having a superficial area of seven hundred and fifty square feet or more but not exceeding nine hundred square feet	275	210
In the case of a house having a superficial area of five hundred square feet or more but less than seven hundred and fifty square feet	200	150
In the case of a house of less than five hundred square feet ... ..	100	75

### Schemes for the Erection of Houses (for Letting) by Private Persons

REGULATIONS DATED 6TH JUNE, 1956, MADE BY THE MINISTRY OF HEALTH AND LOCAL GOVERNMENT UNDER THE HOUSING AND LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT (NORTHERN IRELAND), 1946.

1956. No. 94.

[C]

The Ministry of Health and Local Government (in these Regulations referred to as "the Ministry"), in exercise of the powers conferred upon it by the Housing and Local Government (Miscellaneous Provisions) Act (Northern Ireland), 1946, (in these Regulations referred to as "the Act"), hereby makes the following Regulations:—

1.—(1) These Regulations may be cited as the Housing (Houses Built for Letting) Regulations (Northern Ireland), 1956, and shall come into operation on the first day of July, nineteen hundred and fifty-six.

(2) In these Regulations the expression "appropriate local authority" means the local authority for the area in which the housing accommodation is to be provided.

(3) In these Regulations the word "house" shall be taken to include "flat", except where otherwise stated.

2. The following Regulations are hereby revoked:—

The Housing (Houses Built for Letting) Regulations (Northern Ireland), 1952(a), and

The Housing (Houses Built for Letting) (Amendment) Regulations (Northern Ireland), 1952(b).

(a) S.R. & O. 1952, No. 4.

(b) S.R. & O. 1952, No. 142.

3. A person desirous of providing housing accommodation for workers under the provisions of the Act shall submit a Scheme to the appropriate local authority in accordance with the provisions of Schedule 1 to these Regulations.

4. It shall be a condition of approval to any housing scheme submitted to a local authority under section one of the Act that the standards as to siting, accommodation and construction which are specified in Schedules II, III and IV of these Regulations (in these Regulations referred to as "the prescribed standards") and the method of measuring the superficial area which is specified in Schedule V of these Regulations are observed. The payment of contributions under the Act towards the cost of the provision of any accommodation provided thereunder shall be subject to compliance with the prescribed standards.

5. The Ministry may assent to the modification of or departure from the provisions of these Regulations.

6. Any questions which may arise as to the interpretation of these Regulations shall be referred to and determined by the Ministry whose decision shall be final.

7. Any house or houses built under the provisions of the Act shall be open to inspection by any duly authorised officer of the local authority or of the Ministry.

8.—(1) The local authority shall keep a register (in these Regulations referred to as "the Register") showing full particulars (including a record of the date upon which each house became reasonably fit for occupation) of all houses in their district to which the statutory conditions specified in section two of the Act apply.

(2) The register shall be open to public inspection during office hours at the office of the local authority without fee or reward.

9. The local authority in whose area houses are proposed to be built may, if they so desire, require the applicant to give an undertaking, in writing, to pay to them, in respect of any expenses incurred by them in the examination of plans and any other work involved in connection with the application, a fee not exceeding £1 1s. 0d. (one guinea) in respect of each house: provided, however, that where less than three houses are to be erected in accordance with any one house type plan, the minimum fee chargeable in respect of those houses shall be £3 3s. 0d. (three guineas). The fee will be payable to the local authority prior to the issue of Certificate "LA".

Sealed with the Official Seal of the Ministry of Health  
and Local Government this sixth day of June,  
(L.S.) One thousand nine hundred and fifty-six, in the  
presence of

*Dehra Parker,*  
Minister of Health and  
Local Government.

## SCHEDULE I

## HOUSING SCHEMES (FOR LETTING) BY PRIVATE PERSONS:

## GENERAL PROCEDURE

1. A person who desires to erect a house, or houses, under the provisions of the Act shall as a first step give notice, in writing, to the local housing authority in whose area it is intended to erect the houses, stating the number of houses proposed to be built; this notice shall be accompanied by location plan in triplicate, to a scale of 1/2500, suitably coloured to show the proposed site, or sites, in a clear relation to existing development in the area: the plan must be such that the site, or sites, can easily be identified therefrom.

2. On receipt of written intimation from the local authority that the latter is prepared to consider a scheme when submitted in the manner hereinafter prescribed, there shall be forwarded to the authority the under-mentioned documents *in triplicate*:—

(A) *Layout Plan and Sections for Roads and Services.*

A plan, to a scale of 1/500 (together with the necessary cross and longitudinal sections to a convenient scale) clearly showing the proposed roads and public footpaths, sewers and drains, water and gas mains, electrical transmission lines and cables, all related to contours and other ground levels, and also to existing roads and services.  
*This layout plan may not be required if all the information concerning roads and services is included in the general layout plan referred to next.*

(B) *General Layout Plan.*

A plan, to a scale of 1/500, clearly showing—

- (a) the proposed houses (suitably identified by type and number of each type) and other buildings, roads and footpaths;
- (b) the site number allotted to each house;
- (c) the boundaries of the site;
- (d) by colour, or otherwise, the different features of the layout, *e.g.*, house blocks, roads and footpaths, open spaces, etc.;
- (e) existing buildings which adjoin the site, or are to remain on the site;
- (f) existing natural features, such as trees, hedges and streams;
- (g) contours, and necessary spot levels;
- (h) all dimensions necessary to indicate compliance with the prescribed standards, *e.g.*, distance between house blocks, etc.;
- (i) widths of carriageways and footpaths.

In circumstances where it would not be practicable to show the full general layout to 1/500 scale on one drawing, the layout may be broken into sections, to a scale of 1/500, with, if necessary, a key plan to a convenient scale.

(C) *House Plans.*

Complete house plans, with section and elevations of each of the types of houses proposed to be erected, to a scale of one inch to four feet. These plans are to be fully dimensioned and must show the areas of the rooms (to indicate compliance with the prescribed standards): they must be coloured, or section lined, and have described thereon full details of construction, plumbing and drainage and, generally, the nature of the different materials. In cases where it is

proposed to arrange houses of different types in blocks, it will, generally, be necessary to submit additional drawings to a convenient scale showing plans and elevations of the proposed arrangement.

(D) *Specification:*

A complete and detailed specification for—

(a) roads and services; and

(b) houses and other immediate site works, including approach paths and fencing, gates, etc

3. Subject to the scheme complying with the requirements of these Regulations, the local authority shall issue, to the person who has submitted the Scheme, a Certificate (Certificate "LA") in the form appended to this Schedule and return one set of the plans and specification with the approval of the local authority duly endorsed thereon. A copy of Certificate "LA" shall be sent by the local authority to the Ministry, together with one copy of the location plan, the general layout plan and the house plans.

4. The erection of houses under the Act shall not be commenced until a Certificate "LA" has been received from the local authority, (accompanied by the approved plans and specification).

5. Before the foundations of a house are laid notification should be sent to the local authority in the form provided on Certificate "LA" intimating that it is proposed to lay the foundations and specifying the date on which it is intended to lay them. The local authority in turn shall forward the notification to the Ministry.

6. From time to time during the course of construction, the local authority shall cause the house to be inspected by a duly authorised officer.

7. When the erection of a house has been completed, the person who submitted the scheme shall forthwith notify, in writing, the local authority and at the same time shall state whether any alterations have taken place in the original siting, in which event, an amended location plan to a scale of 1/2500 must accompany the notification. If the authority is satisfied (1) that the erection of the house has been completed in a proper and workmanlike manner and in accordance with the prescribed standards and conditions, and (2) that the person who submitted the scheme has made such letting of the house as complies with the statutory conditions in Section 2 of the Act, it shall issue a Certificate "LB", which shall be in the form appended to this Schedule.

8. The contribution for which a person who has erected a house under an approved scheme is eligible shall be payable by the local authority as soon as practicable following the receipt (duly completed) of the form of claim forming part of the Certificate "LB" in respect of that house.

9. The local authority shall forward to the Ministry after the payment of a contribution in respect of a house a Certificate (Certificate "LC") and claim (which shall be in the form appended to this Schedule) for the recoupment to the authority of the appropriate sum, payable by the Ministry under the provisions of the Act, which sum shall be paid (subject to the provisions of paragraph nine of this Schedule) to the local authority as soon as reasonably practicable after receipt of Certificate "LC" provided that the Ministry is satisfied that the statutory and prescribed conditions have been complied with in respect of that house.

10. Certificate "LC" shall be subject to certification by the Local Government Auditor after payment has been made by the Ministry.

Certificate LA

MINISTRY OF HEALTH AND LOCAL GOVERNMENT FOR NORTHERN IRELAND

HOUSING AND LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT,  
(NORTHERN IRELAND), 1946

HOUSING SCHEMES (FOR LETTING) BY PRIVATE PERSONS

CERTIFICATE OF APPROVAL OF PROPOSALS TO CONSTRUCT  
WORKERS' HOUSES

Certificate No.....

To .....

of .....

This is to Certify:—

- (1) that the.....Council have approved the layout plan, house plans and specification (hereinafter referred to as "the Scheme") submitted to them on the day of 19 , in respect of the houses described below;
- (2) that the scheme complies with the prescribed standards;
- (3) that if the houses are ultimately certified to have been satisfactorily completed in accordance with the scheme now approved, and that if in respect of each such house a letting in accordance with the statutory requirements has been made, the Council will undertake to pay the contributions provided for under the Housing and Local Government (Miscellaneous Provisions) Act (Northern Ireland), 1946.

Given under my hand this                      day of                      19

(Signed).....

for and on behalf of the Council.

NOTE: APPROVAL FOR THE PURPOSES OF PLANNING AND BUILDING BYE-LAWS MUST BE OBTAINED FROM THE APPROPRIATE AUTHORITIES.

NOTICE OF INTENTION TO LAY FOUNDATIONS

*The person to whom this Certificate is granted should, in due course, complete this Notice and return one copy of the Certificate to the Council for transmission to the Ministry.*

To the.....Council.

It is proposed to commence laying foundations on the site overleaf on (Date).....19.....

(Signed).....

Endorsed by Council

(Date).....

SCHEDULE OF HOUSES COMPRISED IN SCHEME

Location of Scheme.....

Number of Houses comprised in Scheme.....

Particulars of House Types comprised in Scheme:

- (a) Number of houses of 5 or more apartments, sites numbered.....  
 Superficial Area in square feet \* .....  
 Type of Construction † .....
- (b) Number of houses of 4 apartments, sites numbered.....  
 Superficial Area in square feet \* .....  
 Type of Construction † .....
- (c) Number of houses of 3 apartments, sites numbered.....  
 Superficial Area in square feet \* .....  
 Type of Construction † .....

\* If houses of the same classification as regards number of apartments have different superficial areas, details must be given of the site numbers of houses of each different superficial area.

† That is, brick, stone, concrete, or other approved method of construction.

NOTE: This Certificate is to be prepared in QUADRUPPLICATE. Two copies are to be forwarded to the person to whom it is granted; one copy is to be sent to the Ministry, together with a copy of the approved plans, and the remaining copy is to be retained by the local authority.

Certificate LB.

MINISTRY OF HEALTH AND LOCAL GOVERNMENT FOR NORTHERN IRELAND

HOUSING AND LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT  
(NORTHERN IRELAND), 1946

HOUSING SCHEMES (FOR LETTING) BY PRIVATE PERSONS

CERTIFICATE OF COMPLETION OF WORKERS' HOUSES AND  
CLAIM FOR PAYMENT OF STATUTORY CONTRIBUTIONS

Certificate No.....

(No. of LA Certificate.....)

To .....  
of .....  
.....

This is to Certify:—

- (1) that the houses described in the Schedule to this Certificate have been completed in a proper and workmanlike manner, under the Scheme approved, by the Council on the day of 19 , and in accordance with the standards and conditions prescribed by the Ministry;
- (2) that the said houses were reasonably fit for occupation at, or prior to the date hereof;
- (3) that at the date hereof the Statutory Conditions laid down in Section 2 of the Housing and Local Government (Miscellaneous Provisions) Act (Northern Ireland), 1946, are being observed;
- (4) that the person named in this Certificate will be eligible to receive the contributions provided for under the Housing and Local Government (Miscellaneous Provisions) Act (Northern Ireland), 1946.

Given under my hand this                      day of                      19

(Signed).....  
for and on behalf of the.....  
Council.

CLAIM FOR PAYMENT OF GRANT

To the.....Council.

I hereby make application for the payment of the sum of £..... being the amount of the contribution payable by the Council under the provisions of the Housing and Local Government (Miscellaneous Provisions) Act (Northern Ireland), 1946.

(Signed).....

(Date).....19.....

SCHEDULE OF HOUSES COMPLETED

Location of Scheme.....

Number of Houses comprised in Scheme.....

Number of Houses covered by this Certificate.....

Number of Houses covered by previous Certificates LB (Nos.....)

(1) Houses of 5 or more apartments completed (since last Certificate *) sites numbered .....	
(a) Superficial area of each house completed (in square feet) † .....	
(b) Amount of contributions for which person named in this Certificate is eligible, i.e.,.....houses at £.....	£ : :
(2) Houses of 4 apartments completed (since last Certificate *) sites numbered .....	
(a) Superficial area of each house completed (in square feet) † .....	
(b) Amount of contributions for which person named in this Certificate is eligible, i.e.,.....houses at £.....	£ : :
(3) Houses of 3 apartments completed (since last Certificate *) sites numbered .....	
(a) Superficial area of each house completed (in square feet) † .....	
(b) Amount of contributions for which person named in this Certificate is eligible, i.e.,.....houses at £.....	£ : :
Total amount of contributions payable under (1), (2) and (3) of this Certificate	£ : :

\* Strike out if inapplicable.

† If houses of the same classification as regards number of apartments have different superficial areas, details must be given of the site number of houses of each different superficial area.

NOTE: This Certificate is to be prepared in TRIPPLICATE. One copy is to be forwarded to the person to whom it is granted (who should, in due course, complete the form of claim and return the Certificate to the Council); one copy to be sent to the Ministry, and the remaining copy retained by the local authority.

*Certificate LC.*

MINISTRY OF HEALTH AND LOCAL GOVERNMENT FOR NORTHERN IRELAND

HOUSING AND LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT  
(NORTHERN IRELAND), 1946

HOUSING SCHEMES (FOR LETTING) BY PRIVATE PERSONS

CERTIFICATE OF PAYMENT OF CONTRIBUTIONS BY LOCAL  
AUTHORITY AND CLAIM FOR PAYMENT OF CONTRIBUTION  
BY MINISTRYCertificate No.....  
(No. of LA Certificate.....)To: The Ministry of Health and Local Government  
for Northern Ireland.

This is to Certify:—

- (1) that the.....Council have on the.....day  
of.....19..... paid to.....the  
sum of £.....in accordance with the details furnished  
in the Schedule to this Certificate;
- (2) that the payment referred to at (1) above is in respect of housing  
accommodation provided under a Scheme submitted to, and approved  
by, the Council under Section 1 of the Housing and Local Government  
(Miscellaneous Provisions) Act (Northern Ireland), 1946, and that a  
Certificate "LB" (No.....) was issued in respect of the said  
accommodation on the ..... day of ..... 19.....  
and that the statutory conditions attached thereto have been  
registered in the Statutory Charges Register;
- (3) that the Statutory Conditions laid down in Section 2 of the Housing and  
Local Government (Miscellaneous Provisions) Act (Northern Ireland),  
1946, were being observed at the date of the payment;
- (4) that no previous Certificate "LC" has been issued in respect of any  
house included in this Certificate.

The Council accordingly hereby make application for the payment of the  
sum of £.....as detailed in the Schedule appended to this  
Certificate being the amount of the contribution payable by the Ministry to  
the Council under the provisions of the Housing and Local Government  
(Miscellaneous Provisions) Act (Northern Ireland), 1946.

Given under my hand this ..... day of ..... 19 .....

(Signed).....  
for and on behalf of the Council.

CERTIFICATE OF LOCAL GOVERNMENT AUDITOR

I have examined the above Certificate and Claim and I hereby certify  
(\*subject to the observations contained in the annexed report  
dated.....) that to the best of my knowledge and belief the  
particulars entered therein are correct.

Dated this ..... day of ..... 19 .....

(Signature).....  
Local Government Auditor.

\* Delete, if no report falls to be made.



**SCHEDULE SHOWING DETAILS OF PAYMENTS MADE BY LOCAL  
AUTHORITY AND AMOUNT CLAIMED FROM MINISTRY**

Location of Scheme	Details of Payment made by Local Authority	Details of Amount Claimed
	Contribution in respect of.....houses of 5 or more apartments, site numbers..... £.....	Contribution in respect of.....houses of 5 or more apartments, site numbers..... £.....
	Contribution in respect of.....houses of 4 apartments, site numbers..... £.....	Contribution in respect of.....houses of 4 apartments, site numbers..... £.....
	Contribution in respect of.....houses of 3 apartments, site numbers..... £.....	Contribution in respect of.....houses of 3 apartments, site numbers..... £.....
	Total Payment by Council £	Total Claim from Ministry £

**NOTE:** This Certificate is to be prepared in TRIPPLICATE: two copies should be forwarded to the Ministry, the remaining copy to be retained by the Local Authority.

**SCHEDULE II**

**STANDARDS OF SITING**

*A. Houses, excluding flats*

(1) The minimum distances in this part of the Schedule are prescribed without prejudice to the application of any enactment or bye-law, and shall be deemed to relate to measurements taken at right angles to the wall or walls of the house.

(2) For the purposes of these standards, the words "main front wall" and "main front walls" shall be deemed to exclude porches and bay-windows; the words "main back wall" and "main back walls" shall be deemed to exclude porches, bay-windows and one-storey projections or outbuildings, but shall be deemed to include projections or outbuildings having more than one storey.

(3) There shall be provided a distance not less than:—

- (a) 50 feet between building lines,
- (b) 50 feet between main front walls,
- (c) 50 feet between main back walls,
- (d) 50 feet between a main front wall and a main back wall,
- (e) 35 feet between a main front wall, or a main back wall, and a gable (end) wall, and
- (f) 10 feet between a main front wall and a public road or footpath.

(4) The distance between the main front wall, or the main back wall, of a house and a one-storey outbuilding, structure or projection, which is outside the curtilage of the house and which is not more than 10 feet in height measured from ground level to eaves or parapet, shall be not less than 35 feet, provided that, where the said height exceeds 10 feet, the specific siting requirements shall be determined by the Ministry having regard to the circumstances of the case.

- (5) The distance between gable (end) walls shall be not less than:—
- (a) 8 feet where there are no windows or doors in the said walls;
  - (b) 12 feet where in the said walls there are doors, or windows which are not required to be taken into account for the purposes of compliance with Paragraph (13) of Schedule III of these Regulations, or which do not serve bathrooms on the ground floor, and
  - (c) 20 feet in all other cases.
- (6) The average distance between the rear boundary of the curtilage and the main back wall shall be not less than 20 feet.

### B. Flats

- (1) The minimum distances laid down in this part of the Schedule relate to measurements taken at right angles to the wall or walls of the flats.
- (2) For the purposes of these standards, the measurement of distances and angles is to be taken from outside the main structural external walls of the flat blocks or wings of blocks. Porches, bay-windows, balconies and projecting vertical staircase bays are to be ignored.
- (3) (a) In the case of parallel blocks of flats or flats running in approximately the same direction, a block height must not subtend an angle of greater than 25 degrees from the ground floor level at the outside wall of the nearest block. The block height referred to is the ridge level in pitched roof flats and parapet level in flat roof construction.
- (b) Distances between gables:
- (1) without windows: not less than 12 feet.
  - (2) with secondary windows:
    - 3 storey flats: not less than 20 feet.
    - 4 storey flats and over: not less than 25 feet.
  - (3) with principal windows: to be governed by an angle of 43 degrees applied as at (3) (a) above.
- (c) In the case of blocks at right angles or approximately right angles to one another the spacing should be governed by an angle of 35 degrees applied as described in paragraph (3) (a) above.
- (4) Blocks of flats on the perimeter of a site must not prejudice potential development on any adjoining site to an extent less favourable than the requirements of paragraph (3) regarding the angle of light.

## SCHEDULE III

### STANDARDS OF ACCOMMODATION

- (1) The standards in this Schedule are prescribed without prejudice to the application to any enactment or bye-law.
- (2) In calculating floor areas for the purposes of these standards, the measurements shall be taken to the unfinished wall surfaces (the normal thickness of plaster, if any, being assumed), so as to include the areas of built-in cupboards or presses having a minimum head-room of six feet six inches, and to exclude the areas of chimney breasts, larder, hot press, or stair bulkheads less than six feet six inches from the ceiling or floor.
- Where accommodation is provided wholly or partly in the roof space, any area having a ceiling height of less than 5 feet (measured from floor level to the ceiling, and where there is no ceiling, to the underside of the rafters) shall be excluded.
- (3) *Living Room and Kitchen, or Scullery Accommodation.*
- (a) The combined floor area of the living room and kitchen or scullery accommodation shall be not less than:—
- (i) in the case of one living room, 215 square feet;
  - (ii) in the case of two living rooms, 315 square feet;

(iii) in the case of three living rooms, 415 square feet; provided that the floor area of a living room shall be not less than 100 square feet.

(b) The kitchen or scullery accommodation shall contain a suitable sink and draining board.

(4) *Bedroom Accommodation.*

(a) The floor area of the bedroom accommodation shall be not less than:—

- (i) in the case of one bedroom, 120 square feet;
  - (ii) in the case of two bedrooms, 210 square feet;
  - (iii) in the case of three bedrooms, 275 square feet;
  - (iv) in the case of four bedrooms, 355 square feet;
  - (v) in the case of five bedrooms, 435 square feet;
- provided that the floor area of a bedroom shall be not less than 65 square feet.

(b) The sole means of access to a bedroom shall not be through another bedroom, and there shall not be any direct access between a bedroom and a kitchen or scullery.

(5) *Ceiling Heights.*

(a) The ceiling height of a living room, bedroom, or the kitchen or scullery accommodation shall be not less than seven feet six inches.

(b) Where accommodation is provided, wholly or partly, in the roof space, the said accommodation, to the extent of not less than half of the floor area calculated in accordance with paragraph (2) of this Schedule thereof, shall have a ceiling height of not less than seven feet six inches.

(6) *Facilities for Cooking, for Heating of Water, and for Artificial Lighting.*

(a) *Cooking.*

Suitable arrangements shall be made to enable a gas or electric cooker to be installed or a suitable solid fuel cooking appliance shall be provided.

(b) *Heating of Water.*

Where a piped water supply is available, a suitable hot water circulating system shall be provided.

(c) *Artificial Lighting.*

Where electricity services are available, sufficient points for the adequate lighting of each room, compartment and passage shall be provided.

(7) *Room Heating.*

(a) Where solid fuel will be the principal source of heating, a fireplace shall be provided in the living room, or, in the case of two or more living rooms, in the principal living room. In addition, there shall be provided in the living room or rooms, other than the principal living room, and in the first or second bedroom, either:—

- (i) a fireplace;
- (ii) some other fixed means of providing adequate heating; or
- (iii) an electric or gas service connection to which a heating appliance can be conveniently connected provided services are available.

(b) Where solid fuel will not be the principal source of heating, the heating arrangements and the provision or omission of fireplaces shall be determined by the Ministry according to the circumstances of the particular case.

(8) *Larder Accommodation.*

Larder accommodation, having a minimum floor space of 4 square feet and a minimum height of 6 feet 6 inches, and with adequate shelving and effective means of permanent ventilation directly to the outside air, shall be provided within the house.

(9) *Cupboard Accommodation.*

In addition to the larder and hot press, cupboard accommodation with adequate shelving shall be provided to afford, as a minimum:—

- (a) 30 cubic feet in respect of bedrooms; and
- (b) 14 cubic feet other than in respect of bedrooms.

(10) *Shelving, etc.*

There shall be provided:—

- (a) shelving (in addition to shelving prescribed for larder and cupboards), having a minimum area of six square feet, either in a living room or in the kitchen or scullery accommodation; and
- (b) adequate arrangements for hanging hats and coats.

(11) *Fences and Footpaths.*

Fencing shall be provided around the site of a house and adequate footpaths shall be constructed within the curtilage of the site.

*Paragraphs (12) to (17) apply to houses, excluding flats*

(12) *Water supply, Drainage System and Sanitary Accommodation.*

- (a) An adequate supply of wholesome drinking water shall be readily available.
- (b) A drainage system suitable, for the disposal of waste water, rain water, or, where a water closet is required, of soil from such closet, shall be provided.
- (c) Where there is a public piped water supply, a bathroom, fitted with a bath and washhand basin, shall be provided. A water closet and hot press shall also be provided and may be located in the bathroom. The size of the compartment or compartments shall be sufficient to afford adequate space for access to, and use of, the fittings therein.
- (d) Where there is not a public piped water supply, a storage tank, having a minimum capacity of 100 gallons, suitably located for the purpose of supplying water to the sink in the kitchen or scullery accommodation, and capable of being replenished by rain water from the roof of the house, shall be provided.
- (e) Where a water closet is not provided, an earth or chemical closet shall be provided.
- (f) A bathroom, or water or other closet, shall not communicate directly with a living room, bedroom, or the kitchen or scullery accommodation.

(13) *Windows.*

- (a) The window glass area shall be, in the case of a living room, or the kitchen or scullery accommodation, not less than one-eighth, and, in the case of a bedroom, not less than one-tenth, of the floor area of the said room or accommodation.
- (b) Where the ceiling height is not less than eight feet, the distance from the floor to the bottom of the lintel of a window which is required to be taken into account for the purposes of the subparagraph immediately preceding shall be not less than six feet six inches.
- (c) Where the ceiling height is less than eight feet, the distance from the floor to the bottom of the lintel of a window which is required to be taken into account for the purposes of subparagraph (a) shall be not less than six feet.

(14) *Storage Accommodation.*

- (a) Space normally 4 feet 6 inches by 2 feet, capable of accommodating a perambulator shall be provided on the ground

floor and free of passages, it being assumed that a minimum width of two feet nine inches is required for the purposes of a passage.

- (b) Storage accommodation, having a minimum effective capacity of 52 cubic feet, shall be provided for fuel. There shall be adequate access to the said accommodation, other than directly from a living room or kitchen or scullery accommodation, for the delivery of fuel.

(15) *Stairs.*

Stairs shall be so constructed that:—

- (a) the going is not less than  $8\frac{1}{2}$  inches;
- (b) the rise is not more than  $7\frac{1}{4}$  inches;
- (c) the width, measured in the clear between handrail and finished wall surface, or between handrails, is not less than two feet eight inches; and
- (d) the distance from a line joining the nosings of the treads to any ceiling, soffit, or other obstruction is, when measured vertically, not less than six feet six inches, and, when measured at right angles to the said line, not less than five feet.

(16) *Passages.*

The width of a passage within a house shall be not less than two feet nine inches.

(17) *Doors.*

- (a) The height of doors, other than to cupboards, presses, hot press and fuel store, shall be not less than six feet six inches.
- (b) The width of doors giving access to a living room, bedroom, or the kitchen or scullery accommodation shall be not less than two feet six inches, and of the principal external door, not less than two feet nine inches.

*Paragraphs (18) to (26), apply only to flats*

(18) *Water Supply, Drainage System and Sanitary Accommodation.*

- (a) An adequate supply of wholesome drinking water shall be readily available.
- (b) A drainage system suitable for the disposal of waste water, rain water and soil from the water closet shall be provided.
- (c) A bathroom fitted with a bath and washhand basin shall be provided. A water closet and hot press shall also be provided and may be located in the bathroom. The size of the compartment or compartments must be sufficient to afford adequate space for access to and use of the fittings therein.
- (d) A bathroom or water closet must not communicate directly with a living room, bedroom or kitchen or scullery accommodation.

(19) *Windows.*

- (a) In the case of a living room or the kitchen or scullery accommodation the window glass area shall be not less than one-eighth, and, in the case of a bedroom, not less than one-tenth of the floor area of the said room or accommodation. In the case of windows overshadowed by either recessed or projecting balconies the glass area of such windows shall be increased to give approximately equal lighting.
- (b) Where the ceiling height is eight feet or over, the distance from the floor to the bottom of the lintel of a window in a living room, bedroom or scullery accommodation (being a window which is required to be taken into account for the purposes of compliance with the sub-paragraph immediately preceding) shall be not less than six feet six inches. Where the ceiling height is less than eight feet, the distance from the floor to the bottom of the lintel of a window shall be not less than six feet.

(20) *Storage Accommodation.*

- (a) Except in the case of a flat having not more than three apartments, a lock-up pram store of at least two feet nine inches by five feet three inches shall be provided on the ground floor of all flat blocks or in an outbuilding.
- (b) Storage accommodation having a minimum effective capacity of 35 cubic feet for fuel, with adequate access to this accommodation other than directly from a living room or scullery or kitchen accommodation for the delivery of fuel shall be provided. In the case of three-storey flats and over, the fuel store shall be situated on the same floor as the flat for which it is provided. Elsewhere a lock-up store may be provided on the ground floor. Doors or other means of access to fuel stores shall have a clear opening of not less than 24 inches.

(21) *Stairs.*

In the case of two-storey flats and maisonettes the stairs shall be so constructed that:—

- (a) the going is not less than  $8\frac{1}{2}$  inches;
- (b) the rise is not more than  $7\frac{1}{2}$  inches; and
- (c) the width measured in the clear between handrail and finished wall surface or between handrails is not less than 2 feet 8 inches, and in the case of three-storey flats and over:—
- (a) the going is not less than 9 inches;
- (b) the rise is not more than  $7\frac{1}{2}$  inches; and
- (c) the width measured in the clear between handrail and finished wall surface or between handrails is not less than 3 feet.

Each staircase shall be provided with adequate means of natural and artificial lighting.

All stairs shall be constructed in suitable fire resisting materials and the treads shall be suitably treated to render them "non-slip".

The distance from a line joining the nosings of the treads to any ceiling, soffit or other obstruction shall not be, when measured vertically, less than six feet six inches and when measured at right angles to the said line less than five feet.

A secondary means of escape from fire other than the main staircase shall be provided for all flats above fifth storey.

(22) *Lifts.*

Passenger lifts shall be provided in addition to stairs in all blocks of flats of five storeys and over.

(23) *Width, etc., of passages.*

The width of passages shall be:—

- (a) Within a flat: not less than 2 feet 9 inches in the clear.
- (b) For public passages: not less than 3 feet in the clear.

All public passages shall have adequate means of natural and artificial lighting.

External access balconies, if provided, shall be not less than 4 feet in width measured between the inside of the parapet wall or railing and the main external wall and shall be provided with adequate parapet walls or guard rails so as to afford protection to children.

(24) *Doors.*

Doors shall have the following dimensions:—

- (a) Height: Not less than 6 feet 6 inches, other than those fitted to cupboards, hot press and fuel store.
- (b) Width: (a) living room, bedroom or the kitchen or scullery doors: not less than 2 feet 6 inches; (b) the principal entrance door to individual flats: not less than 2 feet 8 inches.

(25) *Balconies.*

All flats above ground floor level, having four or more apartments, shall be provided with a private balcony with adequate protection for children as set out in paragraph (23), except that in two-storey flats balconies need not be provided where individual garden space is allocated to the tenants on the first floor.

Balconies may be either of the projecting or recessed type, preferably entered from a living room and shall have an unobstructed floor area of not less than 25 square feet.

(26) *Refuse Disposal.*

Proper provision shall be made for refuse disposal.

- (a) In blocks of flats of not more than three storeys and blocks of maisonettes of four storeys, bins or storage containers may be provided in a well ventilated store situated on the ground floor and accessible under cover from the staircase hall.
- (b) Otherwise, and in blocks of flats of more than three storeys or blocks of maisonettes of four storeys or more, dust chutes within easy reach of the flats and preferably on the same floor shall be installed together with a suitable receptacle at ground floor level contained within a well ventilated store with external access for refuse removal.

### SCHEDULE IV

#### STANDARDS OF CONSTRUCTION

(1) The standards in this Schedule are prescribed without prejudice to the application of any enactment or bye-law.

(2) Materials, fittings, articles, workmanship and methods of work shall be in accordance with good building practice, and shall not be inferior to the requirements and recommendations of the relative British Standard Specifications and Codes of Practice. If clay bricks are used they must comply with the Specification for Clay Bricks in Northern Ireland.

(3) *Alternative forms of construction.*

The Ministry may approve a form of construction other than as required in paragraphs (4) to (11) of this Schedule, provided that it is shown that the alternative form proposed is not materially inferior to the requirements of the said paragraphs.

(4) *Ground Floor.*

The ground floor shall be constructed:

- (a) in one of the recognised forms of solid construction, having a concrete ground slab, or
- (b) in the form of an adequately ventilated timber joisted floor with tongued and grooved boarding.

(5) *Roofs.*

Roofs shall be covered with slates or tiles, with an underlay of felt.

*Paragraphs (6) to (8) apply to houses, excluding flats.*

(6) *Upper Floor.*

The upper floor, where of timber joists or other similar form of hollow construction, shall be covered with tongued and grooved boarding or other not less suitable material.

(7) *External Walls.*

- (a) External walls shall be of cavity construction, formed with an outer and inner skin each of  $4\frac{1}{2}$  inches thick brickwork, adequately tied together across a 2 inch cavity with wall ties which are free of mortar droppings.
- (b) So that the inner skin cannot be affected by weather penetration of the outer skin, damp-proof courses and membranes, or other recognised barriers, shall be provided at parapets, lintels, sills, and jambs of windows and doors, and other places where the cavity may be bridged.

**(8) Party Walls.**

Party walls shall be:

- (a) of cavity construction, formed with two skins each of  $4\frac{1}{2}$  inch thick brickwork adequately tied together across a 2 inch cavity with non-rigid wall ties, or
- (b) of 9 inch thick solid brickwork, and
- (c) continued to a height not lower than the under side of the roof covering.

*Paragraphs (9) to (11) apply only to flats.*

**(9) Upper Floors.**

- (a) The upper floors of two-storey blocks and the upper floor of any maisonette shall have a minimum fire resistance period of half-an-hour. This may be provided by a wood-joisted floor with tongued and grooved boarding not less than  $\frac{3}{4}$  inch thick and a ceiling of  $\frac{3}{8}$  plasterboard.

In blocks of more than two storeys, floors between dwelling units shall have a minimum fire resistance period of one hour. This may be provided by a 4 inch thick solid reinforced concrete slab or  $3\frac{1}{2}$  inch thick concrete beam unit or hollow tile floor where the minimum cover to the steel reinforcement is  $\frac{3}{4}$  inch.

- (b) Floors between dwelling units shall have a sound reduction of not less than 55 decibles. This may be provided by the incorporation of a resilient material such as glass wool or slag wool between the wearing surface and the structural part of the floor.

**(10) External Walls.**

- (a) Where constructed in brickwork:

- (1) The top two storeys of any block of flats shall have external walls of 11 inch cavity construction formed with an outer and an inner leaf each of  $4\frac{1}{2}$  inch thick brickwork adequately tied together across a 2 inch cavity with wall ties which are free from mortar droppings.

- (2) In flat blocks of three to five storeys all walls other than the top two storeys shall be either of  $13\frac{1}{2}$  inch solid or  $15\frac{1}{2}$  inch cavity construction.

- (3) In flat blocks of over five storeys where the structure is framed, floor to floor panel walls if of bricks or blocks shall be of 11 inch cavity construction.

- (b) Other forms of construction:

These shall not be structurally inferior to those described for brickwork. (This also applies for floor to floor panels).

- (c) Fire Resistance:

The fire resistance of external walls shall be not less than half-an-hour in the case of two-storey flats, and not less than two hours in all other cases. Where the building is fully framed and does not exceed 50 feet in height, the fire resistance of the floor to floor panels may be one hour.

(NOTE: An 11 inch cavity wall is regarded as having two hours fire resistance.)

- (d) Damp-proof courses and membranes or other recognised barriers shall be provided at parapets, lintels, sills and jambs of windows and doors and other places where the cavity may be bridged or the possibility of damp penetration may arise.

**(11) Party Walls.**

Party walls shall be either of:—

- (a) cavity construction formed with two leaves of  $4\frac{1}{2}$  inch thick brickwork adequately tied together across a 2 inch cavity with non-rigid wall ties;

- (b) 9 inch solid brickwork; or

- (c) any other not less suitable construction.

The walls should be continued to a height not lower than the under side of the roof covering, and have a minimum fire resistance of one hour.



**SCHEDULE V**  
**CALCULATION OF SUPERFICIAL AREA**

The superficial area of a house shall be calculated in accordance with the following provisions:—

(1) Subject to paragraphs 2 to 8 of this Schedule, the superficial area shall be the whole area measured to the unfinished wall surfaces (the normal thickness of plaster, if any, being assumed), within the external or containing walls, so as to include the area of partitions, chimney breasts, bay windows and similar space, and, in the case of a house of more than one storey, shall be the combined areas, as so measured, of the several storeys.

(2) In the case of flats, the space occupied by a staircase shall not be included.

(3) The area of accommodation provided in a basement or in an attic or storey formed in the roof space shall be included without regard to the use to which the said accommodation may be intended to be put, provided that the area of so much of the said accommodation as has a ceiling height of less than 5 feet (measured from the floor level to the ceiling, and where there is no ceiling, to the underside of the rafters or joists) shall be excluded. An area which is lighted by a dormer window, or to which there is access by means of a door, or the floor of which is boarded (apart from necessary boarding over ceiling joists to provide gangway between trapdoor and the water storage tank) shall be regarded as an area of accommodation.

(4) The area of a porch, or where there is more than one porch, the combined area of the porches shall be included, except so much of the said area as does not exceed 20 square feet.

(5) The area of a verandah, or where there is more than one verandah, the combined area of the verandahs shall be included, except so much of the said area as does not exceed 30 square feet.

(6) The area of a garage outside the external or containing walls of the house shall be included, except so much of the said area as does not exceed 160 square feet.

(7) The area of a fuel store provided within the external or containing walls of the house shall be included, except so much of the said area as does not exceed 10 square feet.

(8) The area of a store or other outbuilding provided outside the external or containing walls of the house shall be included, except so much of the said area as does not exceed 30 square feet.

**Schemes for the Erection of Houses for Owner Occupation**

REGULATIONS, DATED 6TH JUNE, 1956, MADE BY THE MINISTRY  
OF HEALTH AND LOCAL GOVERNMENT UNDER THE HOUSING (No. 2)  
ACT (NORTHERN IRELAND), 1946.

1956. No. 95.

[C]

The Ministry of Health and Local Government (in these Regulations referred to as "the Ministry"), in exercise of the powers conferred upon it by the Housing (No. 2) Act (Northern Ireland), 1946 (in these Regulations referred to as "the Act"), hereby makes the following Regulations:—

1.—(1) These Regulations may be cited as the Housing (Owner Occupation) Regulations (Northern Ireland), 1956, and shall come into operation on the first day of July, nineteen hundred and fifty-six.

(2) In these Regulations the expression "appropriate local authority" means the local authority for the area in which the housing accommodation is to be provided.